

## **Setback Requirements: Article 300, Section 327**

**Buildings and structures, excluding septic systems, water wells, and fences, shall be setback a minimum of:**

**Shore: 30 feet (50 feet for lots created after March 14, 1995) from the shore of any river, perennial stream, lake, pond, impoundment, excluding boathouses, docks, and wharves.**

**ROW: 25 feet from the Right of Way line of any street or highway, whether public or private.**

**Side/Rear: 10 feet from all property lines not subject to Shore or ROW setbacks in all zones except Rural Zone.**

**Rural Zone Side/Rear: 10 feet (20 feet for lots created after March 11, 2003) from all property lines not subject to Shore or ROW setbacks.**

**Wetlands Buffers: For lots created after March 14, 2006, buildings, driveways, and structures (excluding septic systems) shall conform to the following wetland buffer requirements:**

**A 25 foot natural vegetative buffer shall be maintained from all wetlands greater than 10,000 sq. ft. in size.**

**(Relief from this requirement may be granted by the Planning Board.)**

## **Height Restrictions: Article 300, Section 328**

**Boathouses/canopied boat slips: A maximum of 15 feet above the reference line (as set by NHDES) for the relevant water body.**

**All other buildings and structures: A maximum height of 35 feet. That height is the distance measured above grade to the top of the structure. Grade is the average of the finished ground level of all sides of a building or structure.**

**(Relief from this requirement may be granted by the Zoning Board of Adjustment via Special Exception in accordance with Paragraph C. of Section 328.)**